

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

**FORM 'A'**

**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority

Tamilnadu

Sir,

We hereby apply for the grant of registration of our project to be set up at *Vadakkupattu and Patharvadi Village, Sriperumpudur Taluk, Kancheepuram District, State of Tamil Nadu.*

1. The requisite particulars are as under:-

(i) Status of the applicant : ***Company***

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name : ***M/s. EVITA CONSTRUCTIIONS PRIVATE LIMITED***

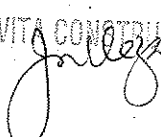
(b) Address: No.514, Dalamal Towers, 211, FPJ Marg, Nariman Point, Mumbai - 400021.

(c) Copy of registration certificate- ***Attached***

(d) Main objects ; Memorandum of Association:

*To purchase, sell, develop, take in exchange or on lease, hire or otherwise acquire, for sale or for working or developing or disposing or maintaining the same, any real or personal estate including lands, buildings, factories, mills, houses, cottages, shops, depots, warehouses, licenses, easements or interests in or with respect to any property of the*

For EVITA CONSTRUCTIIONS PVT. LTD,



Director / Authorised Signatory

company in consideration and to build townships, markets or other building, residential or commercial or conveniences thereon and to equip the same or part thereof with all or any amenities or conveniences, drainage and other facilities and to carry on business as proprietors of flats and buildings and to let on lease or otherwise apartments, flats, other properties therein and to provide for the conveniences commonly provided in flats, suites and entering into contracts and arrangements of all kinds with builders, tenants and others.

(e) Name, photograph and address of directors.

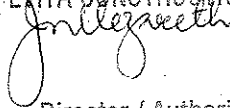
1. NIRANJAN HIRANANDANI, having office at 514, Dalamal Towers, 211 FPJ Marg, Nariman Point, Mumbai- 400021, Maharashtra Mobile No. 9820607772. email id teraprojects@hrealty.com
2. KAMAL HIRANANDANI, having office at 514, Dalamal Towers, 211 FPJ Marg, Nariman Point, Mumbai- 400021, Maharashtra Mobile No 9833479182 .email id Teraprojects@hrealty.com
3. JACKBASTIAN NAZRETH, having office at 1<sup>st</sup> Floor, Olympia, Technology Street, Hiranandani Gardens, Powai, Mumbai - 400076 Mobile No. .8291264111 email id jack@hrealty.com

(ii) PAN No. **AABCE7779C**;

(iii) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained ;  
M/s. Axis Bank Ltd. Powai Branch, Account No. **918020001984464**  
G-17 &18, Ground Floor, Ventura Building, Hiranandani Business Park, Powai - 400076.

(iv) Details of project land held by the applicant ;

For EVITA CONSTRUCTIONS PVT. LTD,



Director / Authorised Signatory

*Survey Nos. 52/3C, 53/1. 54/1 Part, 54/2B Part, 56/2A Part, 59/1, 59/2A, 59/2B, 59/2C, 59/3, 59/4, 59/5 Part, 59/6, 60/1, 60/2, 61/1A, 61/1B, 61/2A, 61/2B, 62/1,64/1,66/3 68/3,69/1C, 69/2C and 71/3A Part in all measuring to an extent of 9.50 Acres situated in Vadakkupattu Village, Sriperumpudur Taluk, Kancheepuram District*

*Survey Nos. 14/1 Part,14/5 Part 14/6 Part,15/1 Part, 15/2 Part, 15/3C, 15/4C, 15/5A1, 15/5B3Part, 15/5C, 15/5D, 15/5E, 15/6A, 16/1A, 16/1B, 16/2, 16/3, 18, 19/1, 19/2A, 19/2B, 20/1, 20/2, 21/1A, 21/1B, 21/1C, 21/2 Part, 22/1A, 22/1B, 22/2, 22/3, 22/4 Part, 25/1A, 25/1B, 25/1C, 25/1D1, 25/1D2, 25 /1F, 26 , 27, 28/1, 28/2, 29/1Part, 29/2, 29/3, 29/4Part, 29/5APart, 29/5B Part, 29/6 Part in all measuring to an extent of 24.52 Acres situated in Patharvadi Village, riperumpudur Taluk, Kancheepuram District and*

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project;

1. Na Ka. No. 342/2016/LA1 dated 22.01.2018
2. Na.Ka. No. 2809/15 CheMa3 dated 01.03.2018
3. Na.Ka No. 2441/2017/B1 dated 28.3.2018

Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.;

  
FOR JAYANTA CONSTRUCTIONS PVT. LTD,

Director / Authorised Signatory

**BUILDINGS NAME:**

*WILTON-I and II and WINDSOR I and II, construction of 28 floor Multi-storied building Situated in Senthamangalam Village, Chengalpet Taluk, Kancheepuram District.*

*Project Name; HIRANANDANI PARKS*

*Situated in Vadakkupattu Village and Padharvadi Village Sriperumpudur Taluk, Kancheepuram District, Tamil Nadu, and completed the layout in all aspects and no cases are pending in any Court of law in the State of Tamilnadu.*

(vi) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;-

(vii) Registration fee by way of a NEFT TRANSFER dated 6<sup>th</sup> April, 2018, drawn on Oriental Bank of Commerce bearing No.ORBCH18096042016, for an amount of Rs.3,85000/- calculated as per sub-rule (3) of rule 3;

(viii) Any other information the applicant may like to furnish - **No.**

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter;

(ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;

(iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; - Not Applicable

For EWTA CONSTRUCTIONS PVT. LTD.,



Director / Authorised Signatory

- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;

*Evita availed credit facilities from Axis Bank and entire land parcels is mortgaged and charge has been created with Axis Trustee Services Ltd. Evita Construcitons Private limited have not executed the Indenture of Mortgage and created charge with Registrar of Companies ( ROC ) Ministry of Corporate Affairs.*

*Further, Axis Trustee Services Ltd is acting on behalf of the lenders presently Axis Bank and NOC/ Release of Charge shall be issued by Axis Trustee as and when Axis Trustee gets an approval from the lenders.*

- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed; *-Not Applicable*

- (A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit/building sanction plan, partial completion certificate for each of such phases; *Not Applicable*

- (vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste

For EVITA CONSTRUCTION PVT. LTD,

Director / Authorised Signatory

management, emergency evacuation services, use of renewable energy;

- (viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project; *Annexed herewith*
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; ***Not Applicable***
- (xi) the number and areas of covered parking available in the project; - ***Not Applicable***
- (xii) the number of open parking areas available in the project; ***Not Applicable.***
- (xiii) Details of Undivided Shares pertaining to the project; ***Not Applicable.***
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

Structural Engineer details

M/s. Armor Ventures, New No. 12, Old No. 38, 2<sup>nd</sup> Cross Street, Ramakrishna Nagar, Mandaveli, Chennai - 600028.

For *[Signature]* ESTATE CONSTRUCTIONS PVT. LTD,

Director / Authorised Signatory

(xvi) a declaration in FORM 'B'.

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 24<sup>th</sup> April, 2018

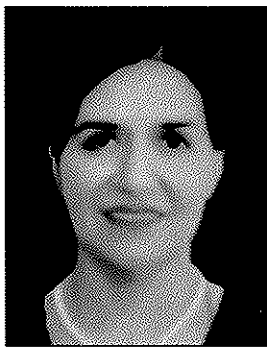
Place: CHENNAI

Yours faithfully,

For EVITA CONSTRUCTIONS PVT. LTD,  
  
Director / Authorised Signatory  
Signature and seal of the applicant(s)



NIRANJANA L. HIRANANDANI, Director, M/s. Evita Constructions Private Limited.



KAMAL N. HIRANANDANI, Director, M/S. Evita Constructions Private Limited.



JACK BASTIAN NAZARETH, Authorised Signatory, M/s. Evita Constructions Private Limited.

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

## LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



## Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



## Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



## One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



## Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

## Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

## Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

